

PLAY VIDEO

GRAHAM + SIBBALD

TO LET

FULLY FITTED OFFICE



**36 SOUTH GYLE CRESCENT
SOUTH GYLE BUSINESS PARK
EDINBURGH EH12 9EB**

LAST REMAINING UNIT

- A sought after modern open plan office suite
- Undergoing refurbishment
- Immediate entry available
- Private secure onsite parking
- Excellent transport links
- Competitive rent / lease terms



36 SOUTH GYLE CRESCENT

LOCATION

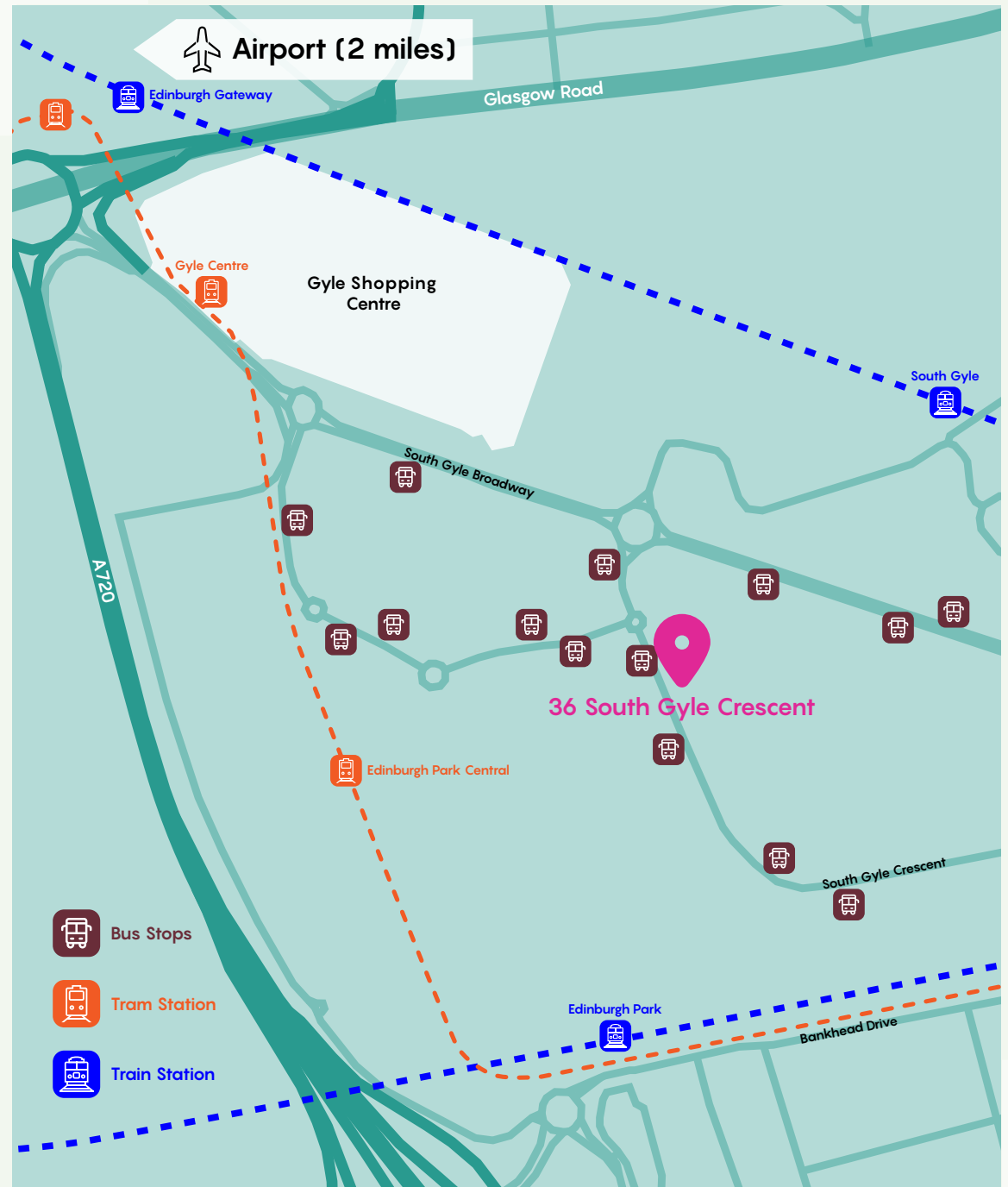
West Edinburgh / The Gyle Business Park is widely acknowledged as being one of Scotland's premier business park locations. South Gyle Business Park is strategically positioned in the wider business park and continues to prove itself as a popular office destination due to its strong transport links.

Edinburgh International Airport is located just 2 miles to the west and easily reached via the Edinburgh Park Tram Stop. The trams also seamlessly connects The Gyle Business Park and the surrounding area to and from Edinburgh City Centre in less than 20 minutes. South Gyle Train Station is also a short 10 minute walk from the subjects.

The office benefits from an array of amenities to include the Glass Cube Deli and Coffee Shop which sits immediately adjacent notwithstanding The Gyle shopping centre which is anchored by a large M&S and Morrisons.

Nearby occupiers include, RBS, Lloyds, M&G, Aegon, Cruden Homes, Doc 24 and Coda Octopus.

The exact location is highlighted on the map.



CONNECTIVITY

Drummond House Bus Stop 3 mins
Redheughs Avenue Bus Stop 3 mins

South Gyle Train Station 10 mins
Edinburgh Park Train Station 15 mins

Edinburgh Park Central Tram Station 11 mins
Gyle Centre Tram Station 15 mins

Tram Time to Airport 10 mins
Tram Time to City Centre 20 mins

DESCRIPTION

The subjects comprise a ground floor suite forming part of an attractive two storey purpose built office pavilion strategically positioned in a mature business park location. Access to the building is via an impressive and welcoming double height glazed atrium providing strong first impressions. Access to the suite is via secure access controlled double doors.

Once inside the suite, you are greeted by a generously sized reception and waiting area. The main boardroom, which comfortably accommodates approximately 10 people, is located just off the reception area. There are a further two private rooms. The main office is currently undergoing refurbishment and on completion could accommodate up to approximately 24 generously spaced work stations. This could be spaced plan to either increase or decrease capacities

depending on occupiers specific needs. Just off the main reception area is a stylish tea prep / kitchen facility.

In terms of specification, the office benefits from raised accessed floors with data cabling and power points, and decorative recessed LED lighting. Ingoing occupiers may be able to influence the refurbishment works subject to timings and lease terms agreed.

Allocated secure car parking can be provided immediately outside the building. Additional parking can be made available if parking is essential.

The park also benefits from 24/7 patrolled security surveillance.



Example of what the space could look like upon completion of refurbishment.



RECEPTION



OFFICE



BOARDROOM



KITCHEN / BREAKOUT

Example of what the space could look like upon completion of refurbishment and tenant fitting out

ACCOMMODATION

Ground floor right wing with shared WC facilities.
Based on measurements taken, the Net Internal Area is 273 sqm / 2939 sqft or thereby.

RATEABLE VALUE

According to the Scottish Assessors website, the property has a rateable value of £40,300 with rates payable in the region of £20,070 per annum excluding water and sewerage charges.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a negotiable duration.

RENT

£65,000 per annum payable quarterly in advance.

SERVICE CHARGE

Additional information on the service charge is available on request.

EPC

Available on request.

VAT

Figures quoted are exclusive of VAT.

ADDITIONAL INFORMATION / VIEWING

Strictly via the sole letting agents Graham + Sibbald.



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